



Enterprise Zone One A Incentives

Background

The new Virginia Enterprise Zone program was established by the General Assembly in 2005 through the Virginia Enterprise Zone Act. An Enterprise Zone is a geographically defined area designated by the Governor. The state and local government enter into a ten year partnership to encourage business expansion and recruitment by offering both state and local incentives. Two five year periods may be added to the designation, provided approved by the Department of Housing and Community Development.

Businesses locating within the boundaries of an Enterprise Zone may qualify for state and local incentives. A description of the local and state incentives and the qualifying criteria is provided below.

Enterprise Zone One A, encompassing 1,702.4 acres and centered along the main east and west tracks of the Norfolk & Western Railroad, was established in January 2004. Incentives remain in effect until December 31, 2023.

Façade Grant

The Façade Grant program was established to visually improve the appearance of buildings within Enterprise Zone One A. The grant is equal to one third of the cost of façade renovations, capped at \$25,000. Application must be made before work begins on the renovation, with all applications going before the Economic Development Authority. Grants are made on a reimbursement basis, and only cover the hard costs of the renovation, not architectural and engineering fees.

Note: This incentive is the only incentive applying to non-profit entities. All other incentives apply only to for-profit entities.

Partial Real Estate Tax Exemption of Rehabilitated Buildings (See Roanoke City Code Sections 32-101.1 et. seq.)

A real estate tax exemption may be available for businesses within the Enterprise Zone One A for increasing, through substantial rehabilitation or renovation, the assessed value of an existing commercial, commercial mixed use (no more than 80% residential) or industrial building. In order

to qualify for the exemption, a structure must be no less than 15 years of age, located within Enterprise Zone One A, rehabilitated or renovated so as to increase the assessed value of the structure by at least \$50,000 or more, the structure has not received an exemption under Division 5, Exemption of Certain Rehabilitated Real Property, of Article II, Chapter 32, of the Code of the City of Roanoke and the rehabilitation or renovation must be completed within one year after the date of the filing of the application for exemption.

Development Fees Rebates

Refund of development fees (building permit and comprehensive development plan review) may be available for business firms or building owners located in Enterprise Zone One A. The following limitations apply:

Amount Invested	City Rebates
\$1,000,000 or more	100%
\$900,000-\$999,999.99	90%
\$800,000-\$899,999.99	80%
\$700,000-\$799,999.99	70%
\$600,000-\$699,999.99	60%
\$500,000-\$599,999.99	50%
\$400,000-\$499,999.99	40%
\$300,000-\$399,999.99	30%
\$250,000-\$299,999.99	20%
\$125,000-\$249,999.99	10%
\$0-\$124,999.99	0%

Water, Fire and Sewer Hookup Fees Rebates

Refund of Water, Fire and Sewer hookup fees may be available for business firms or building owners located in Enterprise Zone One A. The following limitations apply:

Amount Invested	City Rebates
1,000,000 or more	100%
\$900,000-\$999,999.99	90%
\$800,000-\$899,999.99	80%
\$700,000-\$799,999.99	70%
\$600,000-\$699,999.99	60%
\$500,000-\$599,999.99	50%
\$400,000-\$499,999.99	40%
\$300,000-\$399,999.99	30%
\$250,000-\$299,999.99	20%
\$125,000-\$249,999.99	10%
\$0-\$124,999.99	0%

Water Hookups Capped at

Size	Cap
5/8"	\$ 1,500
3/4"	\$ 1,515
1"	\$ 1,600
1 1/2"	\$ 2,300
2"	\$ 2,500
3"	\$ 3,960
4"	\$12,300
6"	\$14,010
8"	actual cost up to \$20,043
10-12"	actual cost up to \$22,079

Sewer Hookups Capped at

Size	Cap
5/8-6"	\$ 1,500
8"	actual cost up to \$3,750
12"	actual cost up to \$7,500

Fire Hookups Capped at

Size	Cap
4"	\$10,300
6"	\$10,800
8"	\$13,300
10"	\$15,000
12"	actual cost up to \$22,250

Fire Suppression Retro-Fit Grant and Fire Hookup Rebate

For rehabilitated commercial and industrial buildings, or mixed use buildings having no less than 20% devoted to commercial uses, needing a fire suppression system, a rebate of fire hookup fees, according to the above, is available from the City, with a grant from the Economic Development Authority available every year for five years to cover a percentage of monthly fire charges, as outlined below:

Year One	50% of monthly fire service charge up to \$1,000
Year Two	40% of monthly fire service charge up to \$800
Year Three	30% of monthly fire service charge up to \$600
Year Four	20% of monthly fire service charge up to \$400
Year Five	10% of monthly fire service charge up to \$200

Neighborhood and Parks Grant

Neighborhood grants are made to neighborhood organizations seeking to improve gateway features, signage or undergo beautification measures. These grants are in the amount of \$500, with only neighborhoods in Enterprise Zone One A or in a Census Tract contiguous to the zone eligible for the grants. There is a limit of one per fiscal year.

Business Security Grant

For any business located in Enterprise Zone One A participating in the Police Department's Star City Business Watch program, Security Grants of up to \$500 to enact the security measures recommended by the Police Department are available.

Job Grants

Businesses qualified for job training assistance from the Department of Business Assistance (DBA) may be eligible for job training grants from the City of Roanoke. The amount of the grants is at the discretion of the City, but cannot be more than the amount from the state or combined with the state's grant, exceed the training need. It is the expectation of the City the business will work closely with the Office of Economic Development as it negotiates with the DBA.